

**MANAGEMENT CERTIFICATE
HIGHLANDS MASTER COMMUNITY, INC.**

The undersigned, being an Officer of Highlands Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Highlands (the "Subdivision Development").
2. The name of the Association is Highlands Master Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Hutto Highlands Section 1 Phase B-1, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2015053316 in the Official Public Records of Williamson County, Texas.

Hutto Highlands Section 1 Phase B-2, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2016005243 in the Official Public Records of Williamson County, Texas.

Carol Meadows Section 2, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2018043520 in the Official Public Records of Williamson County, Texas.

Hutto Highlands Section 2 Phase 2, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2020081996 in the Official Public Records of Williamson County, Texas.

Hutto Highlands Section 2 Phase 3, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2020140874 in the Official Public Records of Williamson County, Texas.

Highlands North Section 1, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2021030529 in the Official Public Records of Williamson County, Texas.

Highlands North Amenity, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2021052371 in the Official Public Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Highlands Master Covenant, recorded at Document No. 2015057126 in the Official Public Records of Williamson County, Texas.

Highlands Community Manual, recorded at Document No. 2015057186 in the Official Public Records of Williamson County, Texas.

Secretary's Certificate, recorded at Document No. 2015057194 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Applicability [Section 1 Phase B-1], recorded at Document No. 2015057292 in the Official Public Records of Williamson County, Texas.

Highlands Development Area Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2015057590 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, filed in Document No. 2015057597 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Section 1 Phase B-2], recorded at Document No. 2016007106 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Addition of Land, recorded at Document No. 2017036218 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Carol Meadows Section 2], recorded at Document No. 2018043520 in the Official Public Records of Williamson County, Texas.

Drainage Easement, recorded at Document No. 2018107386 in the Official Public Records of Williamson County, Texas.

Highlands Variance, recorded at Document No. 2018110078 in the Official Public Records of Williamson County, Texas.

Highlands Variance, recorded at Document No. 2018112964 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Section 2 Phase 1], recorded at Document No. 2019019759 in the Official Public Records of Williamson County, Texas.

Highlands First Amendment to Master Covenant and Notice of Addition of Land, recorded at Document No. 2019096584 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Section 2 Phase 2], recorded at Document No. 2020085060 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2020103084 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2020143811 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Section 2 Phase 3], recorded at Document No. 2020143812 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2020152967 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Highlands North Section 1], recorded at Document No. 2021030529 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2021038827 in the Official Public Records of Williamson County, Texas.

Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Highlands North Section 2], recorded at Document No. 2021094832 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2021108333 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:

Highlands Master Community, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00

MANAGEMENT CERTIFICATE
HIGHLANDS MASTER COMMUNITY, INC.

Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

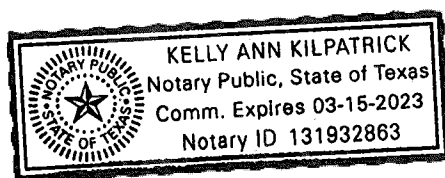
This Management Certificate is effective as of the 2 day of December, 2021.

HIGHLANDS MASTER COMMUNITY, INC., a Texas
nonprofit corporation

By: [Signature]
Name: Doug Pias
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 2 day of December, 2021, by
Doug Pias, Registered Agent Highlands Master Community, Inc., a
Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021189946

Pages: 6 Fee: \$46.00

12/15/2021 12:53 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas